

To Realize the Utmost Happiness in 1923

Build Upon the Sound Foundation of Home Ownership

Washington Achieves Banner Real Estate Year As 1922 Closes

By ARGYLE N. FINNEY.

Tomorrow ends the greatest real estate year in the history of Washington. On that hour when 1922 is pushed back in the past and 1923 is born, old man construction can blow his shrilling trumpet, spread his hoary chest and acclaim a building record representing approximately \$36,000,000.

This figure should be broadcasted to every corner of the city, for it reflects a prosperous Capital, the increase of home ownership and a continued growth, which strikingly points the way to a greater Washington rapidly covering its ten-mile area with hundreds of homes. Real estate values have remained stable. As the months have moved forward they have shown an upward trend in price. Gigantic structures have sprung up. Comely apartment houses now tower the city. Look to the northwest, to the northeast where row after row of homes have lured the awakened tenant to the ranks of home owners.

Washington must persevere in her rapid building march. We are told by the realty observers that the Capital is two years behind in its erection program. It is palpable that realtors of the city will plan larger building programs for 1923, as there still exists here a large group of tenants who have yet to learn the doctrine of home ownership.

We predict that hundreds of Washingtonians will buy homes in 1923. Money has become more available and the own your own home gospel is impressing on the mind of the most orthodox tenant just what it means to own a home.

The fact that we are living in Washington, the Capital, should prove the most decisive selling point to the prospective home purchaser. Then there is that intangible something about owning a home. We hear that the joy of owning a home opens channels of unknown happiness, that the process of mowing a lawn, or caring for the flowers in the garden contains intrinsic pleasure, known only to the home owner.

STONE & FAIRFAX
1342 New York Avenue. Phone Main 2424
N St., Near First and N. Cap. N. W.
Price, \$7,500

Attractive brick dwelling of 2 stories and cellar; 6 rooms, bath; hot-water heat; electric lights; garage. In splendid condition.

Northeast
Price, \$5,750

Near 14th and E sts. Six-room house in an excellent neighborhood.

7th and Maryland Ave. N. E.
Price, \$7,500

Very attractive brick residence of 7 rooms (4 bedrooms) and tiled bath; two-car garage. Let us show you this bargain.

Near 13th and C Sts. N. E.
Price, \$4,750

This excellent home of brick construction contains 6 rooms and bath, and can be bought on attractive terms.

Rock Creek Church Road

The best located house in the city for only \$1,750; six bright rooms; hardwood floors; electric lights; newly papered and painted. Don't fail to inspect this real home. Vacant.

University Heights

Near Catholic University. A wonderfully attractive home in this rapidly developing section, of 6 rooms and bath; hot-water heat; electric lights, and the terms are in keeping with the surroundings.

STONE & FAIRFAX
"OVER THIRTY YEARS OF REAL SERVICE"

1342 New York Avenue. Phone Main 2424

Member Washington Real Estate Board.

FOR SALE

On New Hampshire Ave., Near H Street

Very desirable corner house, containing seventeen rooms and three baths; also ballroom and billiard room. Price and terms very reasonable.

FOR FURTHER PARTICULARS APPLY

RANDALL H. HAGNER & CO.

1207 Connecticut Ave. N. W.

Franklin 4386

\$26,500

Near Dupont Circle and Connecticut Ave.

Handsome private dwelling of superior design and appointments, in exclusive residential district; excellent appearance; three stories, basement, and attic; nine rooms, 2 baths; hot-water heat; electric light and gas; wide alley and space for garage. Occupied by owner. \$10,000 cash required.

WILLIAM H. SAUNDERS & CO.

1433 K Street N. W.

FIRST TRUST NOTES

We place your money on Gilt Edge First Mortgages which provide you absolute safety and protection. Our notes range from \$250.00 up. We collect and insure you your interest on date due. We solicit your call for further information.

STROHECKER & METZLER

MAIN 835—203 CONTINENTAL TRUST BLDG.

We wish to extend to our patrons and clients best wishes for a most joyous, happy and prosperous New Year.

Buckley & Grindley

936 N. Y. Ave.

Main 2208.

FOR COLORED

Fairmont St. N. W.

Near Sherman ave., on Fairmont st., beautiful 6 rooms and bath home, newly painted and papered; in perfect condition. This is an unusual value; can be sold to desirable colored, at a reasonable price.

John T. Williams,

817 14th St. N.W. Main 4613

LOTS FOR SALE

Columbia Heights Apartment Site

Close to and west of 14th St., 100 feet frontage on very desirable street, 150 feet deep, offered at a price that will move it quickly.

Mt. Pleasant

Apartment Site

Very high-class site west of and close to 16th St., in best section of Mt. Pleasant; 18,250 square feet with street frontage of 850 feet; also near park entrance. Most attractively priced.

ALLAN E. WALKER & CO., Inc.,

813 16th St. N. W.

Main 2430

\$300 CASH

Beautiful new bungalow with all modern conveniences, including electric lights, tile bath, large concrete cellar, wash trays, etc.; lot 50x127.

A. McNEIL & CO.,

McLachlen Building,

Main 6644 or Evening N. 7034

FARMS FOR SALE

Overlooking Poolesville, Montgomery County, Md.

190 acres of the finest farm land in the country, improved by an elegant 8-room house, with modern improvements, 3 barns and all necessary outbuildings, splendid drinking water and streams of running water passing through the premises, fine orchard of various kinds of fruit trees, many of them being choice apple trees; convenient to stores, churches, schools and Briarly Hall Military Academy. Excellent road all the way to Washington, with bus line making regular daily trips.

John T. Williams,

817 16th St. N.W. Phone Main 4613

Happiness, like charity, begins at home. It is the outgrowth of contentment, health and cheerful living.

And these in turn find their growth in Home Ownership—for a place rented is not in the real sense of the word—"HOME."

Here on this page you will find many opportunities to purchase properties in various parts of the city at prices to suit your pocketbook. Investigate them today. It will be A HAPPY AND PROSPEROUS NEW YEAR IF YOU

Read Times-Herald Want Ads for Profit
Use Times-Herald Want Ads for Results

TELEPHONE MAIN 5260

\$8,000

In desirable part of Potomac, facing park; 6 rooms and bath, modern brick house; built-in garage, sleeping porch; hot-water heat, electricity, oak floors; owner occupant. A bargain.

\$6,850

Not far from Kendall Green N. E. Vacant 6-room and bath house, recently renovated; double garage; lot 25x150. An attractive proposition.

\$8,500 and \$9,750

New houses northwest, convenient to both car systems, with these special features, built-in tubs and fixtures, shower baths, pedestal lavatory, full tiling, one-piece enameled sink, white enameled gas ranges, hardwood floors, concrete porches, handsome electric fixtures, laundry tubs, etc. Reasonable terms.

\$11,000

\$3,000 Cash; Balance Terms

New Hampshire Ave., north of Washington circle, first commercial zone, corner property, substantial 3-story double bay window brick dwelling; 9 rooms and bath; electricity and gas. Can be converted into store and apartments. Occupied by owner. Prompt possession.

WM. H. SAUNDERS & CO.

1433 K St. N. W.

MAIN 1016

\$8,750

Best Part of Bloomingdale

Six-room and bath brick house; colonial porch, double rear porches; electrically lighted; good garage for two cars.

TAKOMA PARK
Attractive New Semi-Bungalow

Situated on large lot and commanding beautiful view of surrounding country; house has six large rooms and bath; also breakfast room; hardwood floors; hot-water heat; electric lights; sacrifice price. Very reasonable terms.

CHEVY CHASE, D.C.

\$9,800

Unusual offering in a beautiful, modern 8-room and bath bungalow, located a few squares west of Conn. Ave.; hot-water heat, electric lights, open fireplace; lot 50x150; garage. Terms, \$1,000 cash required; balance, \$75 monthly, including all interest.

\$7,800

Desirable Location

New, attractive 6-room and bath brick; hot-water heat; electric lights. Convenient to cars. Only \$1,000 cash required; balance, \$75 monthly, including all interest.

Money at 6 Per Cent

Available for loans on improved city property—any amount. Applications answered immediately.

WARDMAN

1430 K St. Main 4191

GOOD VALUES

NORTHEAST

\$3,700

Attractive 6 rooms and bath brick home; good location northeast; \$200 cash, balance \$35 month, including all interest.

Near 8th and Mass.

Ave. N. E.

\$5,850

Bay-window brick home; 6 large rooms and bath in first-class condition; h.-w. h.; possession immediately. Small cash payment.

Bloomingdale

Owner leaving town, has offered his substantial brick home of 6 rooms and bath, with cellar, furnace heat, two rear porches, large yard to paved alley; room for garage; property in good condition. \$7,500 for quick sale.

Terms Arranged.

Howenstein Bros.

Seventh and H Sts. N. E.

Lincoln 897.

Quick Action Se-

cures Bargain

1316 BUCHANAN ST. N. W.

Easy Terms.

A brand new six-room house, hot-water heat, electric lights, hardwood floor and trim, large tiled bath, with shower; beam ceiling in dining room.

Open Until 9 P. M. Daily.

Samuel Shapiro

604 14th St. N. W. Main 6613.

FOR TRADE OR

EXCHANGE

Equity in an excellent new apartment building, well located in northwest section, for clear, vacant ground suitable for building operations, or will trade for property in first commercial zone.

These Offerings Will

Interest You!

ALLAN E. WALKER

& CO., Inc.,

813 16th St. N. W. MAIN 2400

RESOLVED "I WILL PAY NO MORE RENT" Inspect the Following New Wire-Built Homes

110-121 RITTENHOUSE ST., \$9,850.
Beautiful detached homes, one block from Capital Traction car line; on lots 45x145; 6 large rooms and tiled bath; electric lights; hardwood floors; h.-w. h.; open fireplace; built-in bookcases; and every convenience which is needed to make up a real home. Floor over entire house. When you inspect these homes you will realize how reasonably they are priced. The terms are right. Drive out Georgia ave. to Rittenhouse st., and turn to right to one hundred block.

CHEVY CHASE.

3920 and 3922 Livingston st., 3835 and 3837 Kookuk st., 3835 and 3840 Legation st.

Sample house, 2920 Livingston st.; 5 rooms and tiled bath; reception hall, maid's room, breakfast porch; extra lavatory and toilet, adjoining front bedroom; hot-water heat; gas and electricity; Pittsburgh instantaneous water heater; hardwood floors; front and rear porches; 1 1/2 blocks west of Conn. ave.; 2 1/2 blocks from stores and schools.

1404 AND 1406 CRITTENDEN ST. N. W.

New semi-detached brick homes, containing eight rooms and two tiled baths, breakfast porch; h.-w. h.; electric lights; hardwood floors; finished attic over entire house. Inspect these beautiful homes and compare them with others you have seen. Open till 9 p. m.

STROHECKER & METZLER

EXCLUSIVE AGENTS

MAIN 835—203 CONTINENTAL TRUST BLDG.

Evenings and Sunday, Tel. 1624-W.

REAL ESTATE IN ALL ITS BRANCHES

Now that we are on the threshold of the New Year, we look back with a great deal of pride and satisfaction at our accomplishment during the past year just closed.

It has been an unusual year, indeed. Many were the problems our clients had to contend with in the sale or purchase of real estate. But in spite of all, few, if any, met with disappointment. We simply put forth greater effort to accomplish these results.

STONE & FAIRFAX

"Over Thirty Years of Real Service"

1342 New York Ave. Main 2424

Member Washington Real Estate Board

JOHN F. DONOHUE & SONS

314 Pennsylvania Ave. S. E.

East Capitol St., Between 6th and 7th

A modern, press brick, bay-window house, containing eleven rooms, two baths; hot-water heat, electric light; large two-story garage, room for four cars with storage space above. This house is one of the best constructed on Capitol Hill. Possession and terms.

Price, \$5,500

10th St. S. E., north of Pa. Ave. A nine-room brick home, substantially built, in good livable condition. One of the best buys on Capitol Hill. Can be sold on reasonable terms. Monthly tenancy.

Price, \$4,650

4th St. near Pa. Ave. A six-room modern brick; cellar; terms, \$500 cash; balance, \$40 per month, including interest and principal. Possession within a short while.

Price, \$3,975

Kentucky Ave. S. E. A six-room modern brick house; large front and rear yard; room for garage. Out-of-town owner will take back deferred payments. Offer wanted.

PRICE, \$6,800

A six-room, modern brick house; modern heat. Immediate possession. Situated one square from 4th and East Capitol Sts. Terms.

JOHN F. DONOHUE & SONS,

314 PENNSYLVANIA AVE. S. E.

Members Washington Real Estate Board

BUSINESS PROPERTIES FOR SALE

\$25,000—No. 9 H St N. W.; rent, \$2,100 per year.

\$27,500—No. 1135 and 1135 7th St. N. W.; rent, \$2,500 per yr.

\$22,500—No. 2126 Pa. Ave. N. W.; rent, \$1,980 per year.

\$17,000—No. 712 5th St. N. W.; rent, \$2,000 per year.

J. D. GARMAN

Main 8329

District National Bank Bldg.

\$7,000—Good buy in a good N. E. location;

6 large rooms, pressed brick house, in nice condition; hot-water heat; gas; electric lights; porches. Owner wants a quick purchaser.

\$7,500—Downtown N. W. location; 8-room

brick house; modern heated; electric lights. Immediate possession. Located on a business street. Room for a garage.

\$8,750—6-room brick house; hot-water

heat; gas; large rooms; large kitchen; large back yard; double garage. S. E. location.

\$1,400—Metal house, 22x22.2; beautiful

large building lots; one car fare; \$100 cash payment, balance of the payments \$20 per month till paid.

J. D. GARMAN

District National Bank Bldg.

Main 8329. Franklin 3993.